

Borough of Longport  
Planning/Zoning Board  
March 24, 2021

The meeting has been properly advertised and a copy of the meeting schedule was posted on the bulletin board in Borough Hall. The meeting was called to order and Open Public Meeting Notice was announced. Flag Salute was conducted. Roll Call: Chairman Tom McAllister, Vice Chairman Jim Ulmer (Virtual), Joel Goldman, Len Geria (Virtual), Joe Marcasciano, Richard Hirsch & Steve O'Leary Board Solicitor Scott Abbott Board Planner, Tiffany Morrissey (Virtual).

**APPLICATIONS FOR VARIANCE RELIEF:**

**Jay & Marla Friedenberg – 17 North Overbrook Avenue – Block: 43 Lot: 6.01 RSF- 3 Zoning District**

The applicant was represented by Mr. Elias Manos, Esquire. The applicant is seeking front yard variance relief for exterior front stairs. Joe Marcasciano recused himself from this application as he is within the 200 foot list. The applicant Mr. Friedenberg was sworn and testified.

In Board discussion, Len Geria mentioned requirements for front doors, he called it a hardship.

Public Portion Opened – Joe Marcasciano, 13 N. Overbrook testified on behalf of the applicant. The Public Portion was closed.

A motion in the affirmative was made by Len Geria, seconded by Richard Hirsch.

The vote: All 6 votes were in the affirmative, the application was granted.

**Shore Thing Properties LLC – 122 North 34<sup>th</sup> Avenue – Block: 97 Lot: 8 RSF – 3 Zoning District.**

The applicant was represented by Mr. Brian Callaghan, Esquire. The applicant is seeking Planning/Zoning Board approval to install a swimming pool at the site. They are requesting variances for side yard, eave height and fence placement. Licensed planner, Arthur Chew and General Contractor John Manfredi were both sworn and testified.

The Public Portion was opened – Mr. Gallagher, 120 N. 34<sup>th</sup> Avenue responded virtually. The Public Portion was closed.

A motion in the affirmative was made by Richard Hirsch, seconded by Joe Marcasciano. The vote:

The vote: All 7 votes were in the affirmative, the application was granted.

**Sherrie Savett – 115 South 12<sup>th</sup> Avenue – Block: 4 Lot: 3.01 RSF – 1 Zoning District.**

The applicant was represented by Mr. Chris Baylinson, Esquire. The applicant was seeking front yard variance approval for a front yard deck.

Jim Daze, a licensed planner, Jay Listner, registered architect and applicant Sherrie Savett, were sworn in by Scott Abbott and testified.

During Board discussion, Steve O'leary asked if there was a governors strip of grass. Len Geria stated that the pool does not meet requirements of the code.

The Public Portion was opened: Barbara Silk testified that there was not enough room for the proposed improvement. Carl Mason, 114 S. 13<sup>th</sup> Avenue testified that a bad precedent was being established. Germaine Polsky testified about a bad precedent. Eric Goldstein, Esquire testified that this application is not significantly different than the last application which was denied by the Board.

The Board voted No (5) Yes (2) that the legal doctrine of Res Judicata does not apply in this case and the Savett Application continued.

Mr. Goldstein called Jason Schullo, a licensed planner to testify. Mr. Goldstein read a letter into the records by a neighbor Terry Paramito who was against the application. Mr. Martin Silverstein, an immediate neighbor was sworn and testified against the application.

The Public Portion was closed.

A motion in the affirmative was made by Len Geria, seconded by Steve O'leary.

The vote: 3 votes in favor – 4 votes negative, the application was denied.